

**MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL 310 S. BROADWAY
MONDAY, MAY 16, 2022, 6:00 PM**

I. CALL TO ORDER

Chairperson Jessica Morris called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Carter Mathews	Absent
Jessica Morris	Present
Joanna Jones	Present
Melanie Lander	Absent
Jennifer Taylor	Present

Chairperson Jessica Morris requested that the roll be called, and a quorum was declared to be present.

IV. CONSENT

1. Consideration of the minutes of the regular meeting of April 18, 2022.

Motion was made by Commissioner Joanna Jones to approve Consent Agenda. That motion was seconded by Commissioner Jessica Morris.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Absent
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Absent
Jennifer Taylor	Yes – to approve

V. PUBLIC HEARINGS

1. Public Hearing – CZ 22-03 SUP

Public hearing to receive public comment on an application for a Specific Use Permit (SUP) CZ 22-03 for a mini storage on property zoned General Commercial (CG), located in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma at 15145 South 293rd East Avenue, Coweta, Oklahoma.

Chairperson Jessica Morris read the agenda item. The applicant was present for this meeting. The floor was opened for public comments. There were no comments from those in attendance. The public hearing for this item was closed.

2. Public Hearing – Preliminary Plat – The Woods III

Public hearing to receive public comment on a request for Preliminary Plat approval of The Woods III, blocks 10-17, a subdivision of approximately 37.321 acres, more or less, with 121

lots zoned Residential Single Family (RS-2) and Residential Multi-Family (RM-1), located in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris read the agenda item. Erik Enyart was the representative present for Tanner Consulting. The floor was opened for public comment. Citizen Adriene Cash came forward and addressed the Commissioners with the following concerns:

- The new development causing their properties to flood. She passed out pictures of the retention ponds on the development's property to show that they were at capacity. She said the land is always soupy and marshy.
- The number of houses proposed on the plat. She said they like the open spaces and do not want neighbors that close.
- Construction traffic is still using 287th as an access point and are causing huge potholes to develop.
- Sewer lines being installed caused road damage that has not been repaired.

Citizen Justin Degraffend Reid addressed the Commissioners asking what Tanner Consulting was planning to do with the property next to his house. Will it be for a house, a park? Will it have a privacy fence? He also affirmed that heavy construction equipment was still using 287th as a construction entrance.

Tanner Consulting representative, Erik Enyart, addressed the Commissioners and the public regarding the voiced concerns. He addressed the drainage and flooding concern first. He used the map to point out the plans for current ponds and retention ponds, additional retention pond(s), green belts and the drainage plan. Second, he addressed the issue of 287th East Avenue still being used as a construction entrance. He said he has a meeting with the client on Tuesday and will address this issue with them. He said that the City made it a condition of plat approval at a previous meeting that 287th East Avenue not be used as a construction entrance, and Tanner Consulting will honor that. He will also address the drainage concerns with the client.

Citizen Jason Smith came into the meeting late and wanted to speak. His concern is with the Coweta Creek. He says there are areas of the creek with noticeable widening that has happened since The Woods project started due to the enormous amounts of water he says is running off of the development property. He asked if impact studies had been done on the creek. He asked if FEMA has reviewed the downstream impact. He wants to know where the stormwater will go.

Erik Enyart addressed these comments and questions. He said a hydrology report has been completed. The FEMA approval process has been initiated since part of the property is in the floodplain. The flood and drainage model is in process and will be submitted to FEMA upon completion.

There were no additional comments from the public. The public hearing for this item was closed.

VI. OLD BUSINESS

1. CZ 22-03 SUP

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council on an application for a Specific Use Permit (SUP) CZ 22-03 for a mini storage on property zoned General Commercial (CG), located in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma at 15145 South 293rd East Avenue, Coweta, Oklahoma.

Chairperson Jessica Morris read the agenda item. City Planner, Mr. Tom E. Young, Jr., discussed the Staff Report. The applicant, Mrs. Katherine Gilstrap, was present for this meeting.

Chairperson Jessica Morris asked the applicant about their plans for fencing around the mini storage. Mrs. Gilstrap replied that they will do whatever they have to do to meet the requirements of the City. Commissioner Morris asked if they had plans for chain link fencing. The applicant answered that they did not have plans to install chain link fencing. She said a privacy fence is what they are planning. They want the property to look nice. They will also meet the City's requirements for landscaping.

Mr. Young discussed the screening requirements listed in the Zoning Code book. He said the applicant will be required to submit a site plan for review if the City Council approves the Specific Use Permit.

Motion was made by Commissioner Joanna Jones to approve the request of CZ 22-03 SUP. That motion was seconded by Chairperson Jessica Morris.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Absent
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Absent
Jennifer Taylor	Yes – to approve

2. Preliminary Plat – The Woods III

Discussion and possible action including approval, approval with conditions, or denial of a request for Preliminary Plat approval of The Woods III, blocks 10-17, a subdivision of approximately 37.321 acres, more or less, with 121 lots zoned Residential Single Family (RS-2) and Residential Multi-Family (RM-1), located in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris read the agenda item. City Planner, Tom E. Young, Jr., discussed the Staff Report.

Chairperson Jessica Morris asked Mr. Erik Enyart if there were any plans to put up a privacy fence on the lots that border the Creek Hollow addition. Mr. Enyart answered that he did not know for sure if there were plans for a privacy fence, however, they do generally put up a wooden privacy fence around their developments. He noted that the property owners in Creek Hollow could also put up their own fence.

Chairperson Morris and Mr. Enyart also discussed the stormwater retention and drainage plans, specifically Reserve Area A and additional stormwater retention pond(s). Mr. Enyart said they have not received their Earth Change permit from the City, so those have not been dug yet. The City Engineer will have to approve their plans before the Earth Change permit will be issued.

Commissioner Joanna Jones asked questions about cul-de-sac lots to the east of the cell tower and about plans for fencing around the new retention pond. Mr. Enyart explained that the lots near the cell tower are planned for residential homes. He is not aware of a plan for a fence around the retention pond.

Questions and comments kept coming from the citizens in attendance regarding the drainage plan and the hydrology report. Mr. Enyart noted that it is not customary to discuss engineering and hydrology in the preliminary plat stage. He said he is not a hydrologist, but he is trying to explain the process as best as he can. He said, by law, his company is required to prove that the development will not increase the stormwater runoff that is already present. The hydrology report is under review by the City Engineer, and they should have an answer back from that review soon. Chairperson Jessica Morris said she would like to see the results of the hydrology report before she votes on this item. Commissioner Jennifer Taylor agreed.

Motion was made by Chairperson Jessica Morris to table the item until after the hydrology report is received. She would also like answers to the questions about fencing around the retention pond and the rest of the development. That motion was seconded by Commissioner Jennifer Taylor.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Absent
Jessica Morris	Yes – to table
Joanna Jones	Yes – to table
Melanie Lander	Absent
Jennifer Taylor	Yes – to table

3. Subdivision Regulations Update

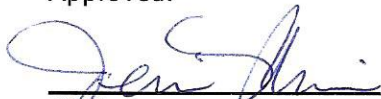
Community Development Director Mark Seibold held a discussion on the upcoming subdivision regulations update.

VII. NEW BUSINESS

VIII. ADJOURNMENT

Chairperson Jessica Morris moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 6:48 p.m.

Approved:


Chairman
6/20/22
Date


Secretary